

39-202

BK 6551 PG 105

NO TRANSFER
TAX PAID

WARRANTY DEED

019250

KNOW ALL MEN BY THESE PRESENTS, THAT WE, **MICHAEL C. LEMIEUX** and **LIONEL O. LEMIEUX**, both of 35 Summer Street, in the City of Waterville, County of Kennebec, and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **MICHAEL C. LEMIEUX**, of 35 Summer Street, in the City of Waterville, County of Kennebec, and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **MICHAEL C. LEMIEUX**, his heirs and assigns forever .

PARCEL ONE:

A certain lot or parcel of land with structures thereon, situated northerly of Gold Street and westerly of Summer Street in the city of ~~Waterville~~, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a 5/8" steel pin set at the intersection of the northerly line of Gold Street and the westerly line of Summer Street; thence N 19° 44' 27" W a distance of 95 feet to a 5/8" steel pin set at the southwest corner of land now or formerly owned by Anthony Jabar, Jr., and Joan M. Jabar, said Jabars' deed is recorded in the Kennebec County Registry of Deeds in Book 3002, Page 172; thence N 60° 38' 11" E along the westerly line of said Jabars' land a distance of 66 feet to a point; thence in a general southeasterly direction to a point on the westerly line of Summer Street; thence S 61° 38' 11" W a distance of 66 feet along the westerly line of Summer Street to the point of beginning.

PARCEL TWO:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point, said point being located North sixty-one degrees thirty-eight minutes eleven seconds East (N 61° 38' 11" E) and sixty-six and zero hundredths (66.00) feet from a 5/8" steel pin with surveyors identification cap set at the intersection

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of the northerly line of Summer Street and the easterly line of Gold Street; thence North twenty-degrees two minutes twenty-seven seconds West (N 20° 02' 27" W) for sixty-eight and fifty hundredths (68.50) feet to a point; thence North sixty-one degrees fifty minutes five seconds East (N 61° 50' 05" E) for two and thirty-seven hundredths (2.37) feet to a point; thence South twenty-eight degrees two minutes fifty-one seconds East (S 28° 02' 51" E) for sixty-seven and seventy-seven hundredths (67.77) feet to a point in the northerly line of Summer Street; thence South sixty-one degrees thirty-eight minutes eleven seconds West (S 61° 38' 11" W) along the northerly line of Summer Street for eleven and ninety-two hundredths (11.92) feet, more or less, to the point of beginning.

ALSO conveyed hereby is an easement for the continued placement of a garage now located on land of David M. Paquet, Sr. and a strip two feet wide around the perimeter of said garage for the purpose of maintaining and repairing said garage only. The said easement (including the area of the garage and its 2' maintenance strip) shall be six feet on its northerly side, about twenty feet on its westerly and easterly sides, and eight feet on its southerly side. No expansion of the size of garage may be made.

REFERENCE is also made to a Board of Zoning Appeals decision in July, 1990 granting permission to convey the above premises, a certificate of which shall be recorded in the Kennebec County Registry of Deeds.


Being the same premises conveyed to the herein grantors by Warranty Deed of Troy A. Blodgett and Cherri L. Blodgett dated March 26, 1999 and recorded in the Kennebec Registry at Book 5904, Page 244.

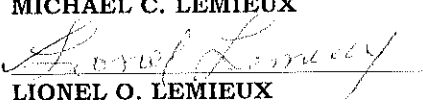
IN WITNESS WHEREOF, WE, the said **MICHAEL C. LEMIEUX** and **LIONEL O. LEMIEUX** have hereunto set our hands and seals this 9th day of July, 2001.

Signed, Sealed and Delivered
in the presence of:

Witness

Witness


MICHAEL C. LEMIEUX


LIONEL O. LEMIEUX

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ACKNOWLEDGEMENT

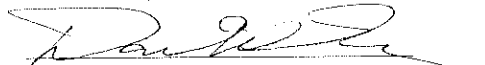
STATE OF MAINE

County of Kennebec

7-9, 2001

Personally appeared the above named **MICHAEL C. LEMIEUX** and **LIONEL O. LEMIEUX** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


NOTARY PUBLIC

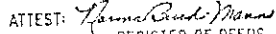
DAVID B. WHYTE
Notary Public - Maine
My Commission Exp. June 27, 2005



re-deeds & schedules-Lemieux, Michael & Lionel to Michael C. Lemieux

RECEIVED KENNEBEC SS.

2001 JUL 13 PM 2:40

ATTEST: 
REGISTER OF DEEDS

